

020.0

0001

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

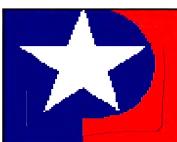
Total Card / Total Parcel

USE VALUE:

1,169,100 / 1,169,100

ASSESSED:

1,169,100 / 1,169,100


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
11		GARRISON RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ZHAO PING	
Owner 2:	
Owner 3:	
Street 1: 11 GARRISON ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: ZHAO PING -	
Owner 2: ZHAO MONTOE BARBARA -	
Street 1: 11 GARRISON ROAD	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains .148 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1960, having primarily Vinyl Exterior and 3047 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	1
t	Level
	Street
	Gas:

BUILDING PERMITS	
Date	Number
6/19/2014	692
	Solar Pa
	3,000
8/21/2003	709
	Dormers
	3,000 C
5/12/2003	483
	Addition
	123,200

TAX DISTRICT	
Grantor	Legal Ref

ZHAO PING	38082-231	2/25/2003	Family
GALLAGHER MYRON	22644-430	11/23/1992	

SALE CODE	Sale Price	V	Tst	Verif	Notes
ZHAO PING	38082-231	2/25/2003	Family	1	No No
GALLAGHER MYRON	22644-430	11/23/1992		186,000	No No Y

PAT ACCT.	
	1654

ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION	
Date	Result
6/26/2014	External Ins
	PC PHIL C
2/21/2009	Meas/Inspect
	345 PATRIOT
6/30/2005	Permit Visit
	BR B Rossignol
11/2/1999	Inspected
	264 PATRIOT
10/1/1999	Mailer Sent
10/1/1999	Measured
	256 PATRIOT
10/1/1981	
	KM

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

LAND SECTION (First 7 lines only)	
Use	Description

Use	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6468		Sq. Ft.	Site		0	85.	0.95	2									521,934						521,900	

EXTERIOR INFORMATION

Type:	6 - Colonial	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:	k - Kelwyn Manor	

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:	1	Rating: Good
3/4 Bath:	1	Rating: Good
A 3QBth:	1	Rating: Average
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	2	Rating: Good

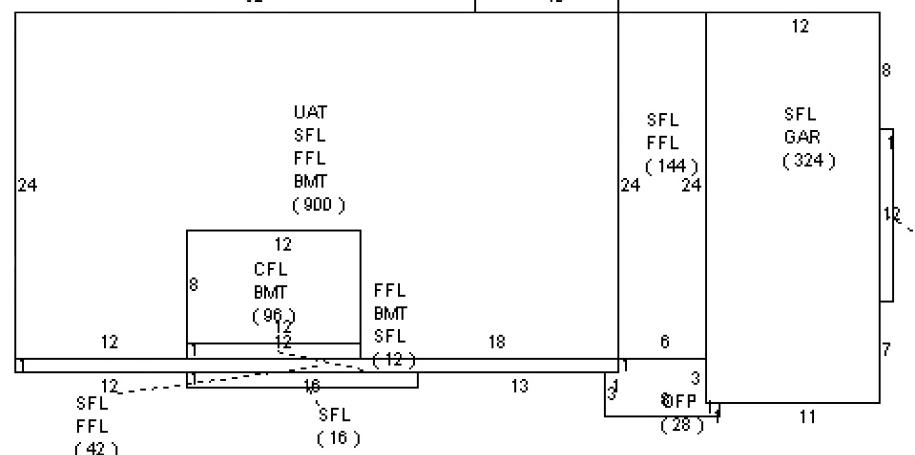
COMMENTS

UAT=UNHEATED. OF=SHOWER & 2ND SINK IN MBTH. TANKLESS ON-DEMAND WATER HEATING SYSTEM..

SKETCH

10	OPP (100)
10	

32

**GENERAL INFORMATION**

Grade:	B - Good (-)
Year Blt:	1960
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G6
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 15%
Bsmnt Flr:	4 - Carpet
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:

VG - Very Good

4.6%

Functional:

%

Economic:

%

Special:

%

Override:

%

CALC SUMMARY

Basic \$ / SQ:

130.00

Size Adj.:

1.04712558

Const Adj.:

1.00849998

Adj \$ / SQ:

137.283

Other Features:

121150

Grade Factor:

1.21

NBHD Inf:

1.00000000

NBHD Mod:

LUC Factor:

1.00

Adj Total:

678407

Depreciation:

31207

Depreciated Total:

647200

COMPARABLE SALES

Rate

Parcel ID

Typ

Date

Sale Price

WtAv\$/SQ:

AvRate:

Ind.Val

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